

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1834 ACRE (7,990 SQUARE FEET), BEING A PORTION OF LOT 2, BLOCK C, AVERY LAKELINE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 20200232739 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID LOT 2 CONVEYED TO ASCENSION SETON IN DOCUMENT NO. 2020029508 (O.P.R.W.C.T.), SAID 0.1834 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with "LSI" cap found in the west right-of-way line of North Lake Creek Parkway (64' Right-of-way), and being in the east line of Lot 1, Block A of said Avery Lakeline, from which a 1/2-inch iron rod with "LSI" cap found at the beginning of a right-of-way transition from the west right-of-way line of said North Lake Creek Parkway to the south right-of-way line of Avery Ranch Boulevard (150' Right-of-way) bears, N33°04'19"W, a distance of 554.44 feet;

THENCE, leaving the west right-of-way line of said North Lake Creek Parkway and the east line of said Lot 1, in part over and across said Lot 1, and in part over and across Hema Drive (60' Right-of-way), S11°50'56"W, a distance of 611.35 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, said point being in the south right-of-way line of said Hema Drive, and being in the north line of Lot 2, Block C of said Avery Lakeline;

THENCE, leaving the south right-of-way line of said Hema Drive and the north line of said Lot 2, over and across said Lot 2, the following two (2) courses and distances:

- 1) **S40°27'12"W**, a distance of **81.20** feet to a calculated point for an angle point hereof, and
- 2) **S02°09'58"W**, a distance of **200.52** feet to a calculated point for the south corner hereof, said point being in the east right-of-way line of Linnaea Lane (60' Right-of-way), and being in the west line of said Lot 2;

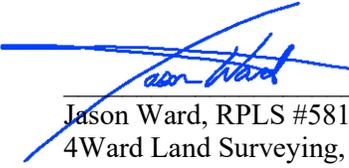
THENCE, with the east right-of-way line of said Linnaea Lane and the west line of said Lot 2, **N17°09'26"W**, a distance of **178.80** feet to a calculated point for a point of curvature hereof, said point being the beginning of a right-of-way transition from the east right-of-way line of said Linnaea Lane to the south right-of-way line of said Hema Drive;

THENCE, continuing with the right-of-way transition from said Linnaea Lane to said Hema Drive, along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **35.71** feet and whose chord bears **N23°50'21"E**, a distance of **32.75** feet to a calculated point for a non-tangent point of compound curvature hereof;

THENCE, along the arc of a curve to the left, whose radius is **530.00** feet, whose arc length is **117.37** feet and whose chord bears **N58°24'27"E**, a distance of **117.13** feet to the **POINT OF BEGINNING** and containing 0.1834 Acre (7,990 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000077918. See attached sketch (reference drawing: 00822_Zoning Exhibit-3.dwg)



 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC

10/30/2020



Exhibit A

4WARD
 Land Surveying
 PO Box 90876
 Austin, TX 78709
 512.554.3371
 jward@4wardls.com
www.4wardls.com



AVERY RANCH BOULEVARD
(150' R.O.W.)
 (DOC. NO. 2005102680, O.P.R.W.C.T.)

N33°04'19"W
 554.44'
 (N33°04'24"W
 554.44')

P.O.C.

GRID N: 10,149,579.72
 GRID E: 3,094,060.37

LOT 1, BLOCK A
 AVERY LAKELINE
 DOC. NO. 2020023739
 O.P.R.W.C.T.
 OWNER:
 ASCENSION SETON
 DOC. NO. 2020029508
 O.P.R.W.C.T.

[A]

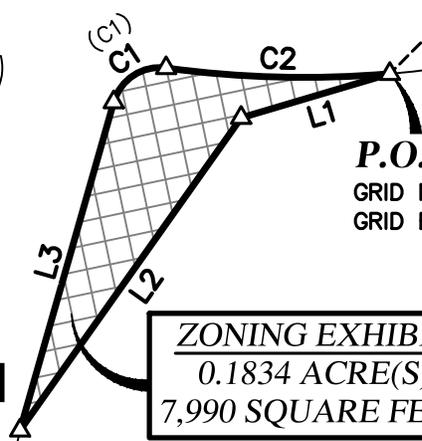
S11°50'56"W 611.35'

HEMA DRIVE
(60' R.O.W.)

LOT 2, BLOCK C
 AVERY LAKELINE
 DOC. NO. 2020023739
 O.P.R.W.C.T.
 OWNER:
 ASCENSION SETON
 DOC. NO. 2020029508
 O.P.R.W.C.T.

P.O.B.

GRID N: 10,148,981.45
 GRID E: 3,093,934.85



ZONING EXHIBIT
0.1834 ACRE(S)
7,990 SQUARE FEET

[B]

0.1834 ACRE
ZONING EXHIBIT
City of Austin,
Williamson
County, Texas



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

| | |
|--------------|------------|
| Date: | 10/30/2020 |
| Project: | 00822 |
| Scale: | 1" = 100' |
| Reviewer: | FM |
| Tech: | CC |
| Field Crew: | WC/MM |
| Survey Date: | JULY 2020 |
| Sheet: | 1 OF 2 |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|----------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| C1 | 35.71' | 25.00' | 81°50'40" | N23°50'21"E | 32.75' |
| C2 | 117.37' | 530.00' | 12°41'20" | N58°24'27"E | 117.13' |

| RECORD CURVE TABLE | | | | | |
|--------------------|--------|--------|-----------|-------------|----------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| (C1) | 35.70' | 25.00' | 81°49'31" | N23°50'16"E | 32.75' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S40°27'12"W | 81.20' |
| L2 | S02°09'58"W | 200.52' |
| L3 | N17°09'26"W | 178.80' |

[A]
NORTH LAKE
CREEK PARKWAY
(64' R.O.W.)

[B]
LINNAEA LANE
(60' R.O.W.)

| LEGEND | |
|---|---|
|  | ZONING BOUNDARY |
|  | EXISTING PROPERTY LINES |
|  | 1/2" IRON ROD WITH "LSI" CAP FOUND |
|  | CALCULATED POINT |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W. | RIGHT-OF-WAY |
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS |
| (.....) | RECORD INFORMATION PER DOC. NO. 2020023739 |



Jason Ward 10/30/2020

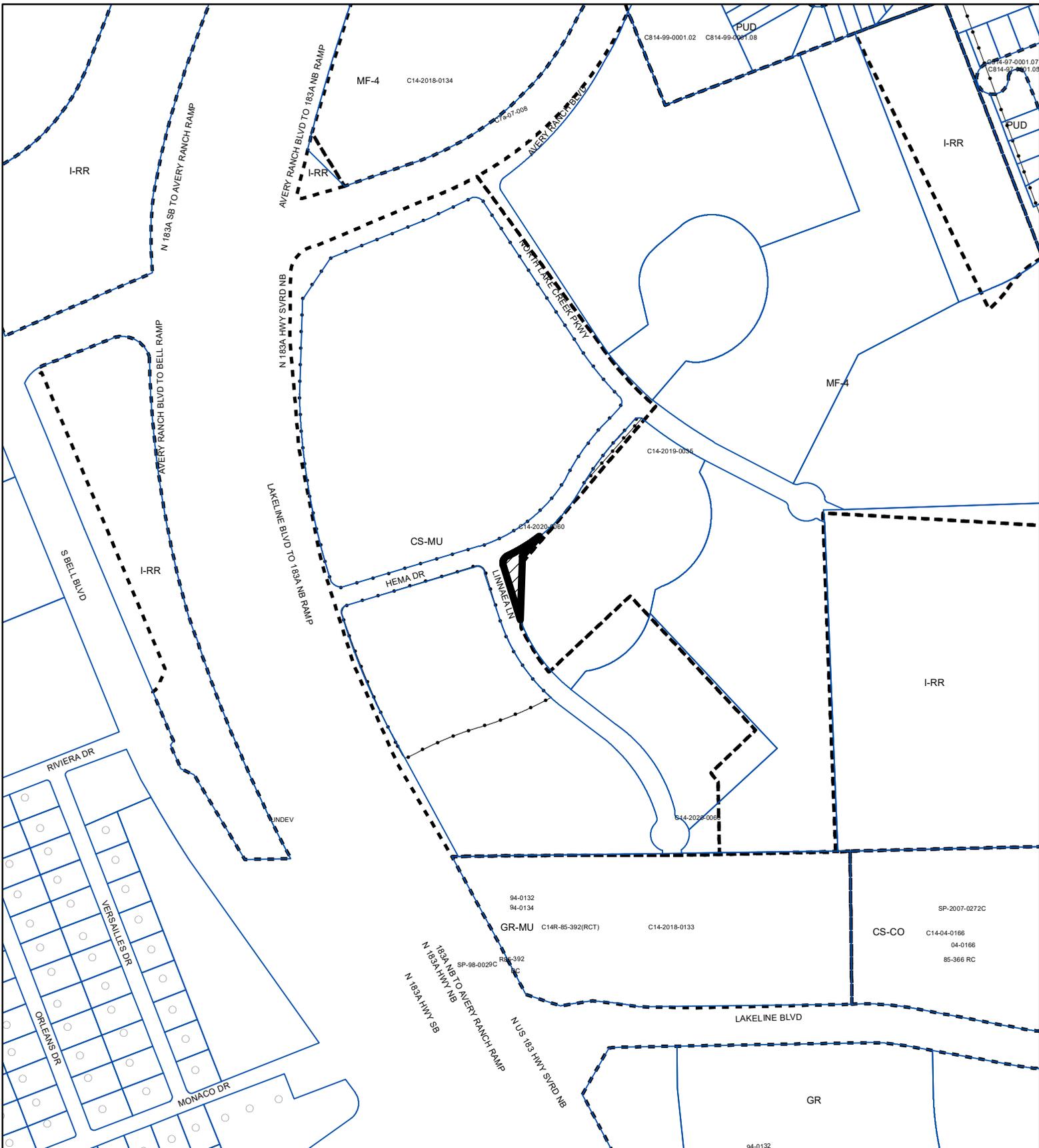
NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077918.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

0.1834 ACRE
ZONING EXHIBIT
City of Austin,
Williamson
County, Texas

| | | |
|---|--------------|------------|
|  A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300 | Date: | 10/30/2020 |
| | Project: | 00822 |
| | Scale: | N/A |
| | Reviewer: | FM |
| | Tech: | CC |
| | Field Crew: | WC/MM |
| | Survey Date: | JULY 2020 |
| Sheet: | 2 OF 2 | |



ZONING

ZONING CASE#: C14-2020-0126
Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/5/2020